

**CHARTER TOWNSHIP OF CLINTON
BUILDING DEPARTMENT**

**ACCESSORY STRUCTURE
INFORMATION PAMPHLET**

(586) 286-9323

INSPECTORS OFFICE HOURS

8:30 A.M. – 9:30 A.M.

3:30 P.M. – 4:30 P.M.

**24 HOUR INSPECTION HOTLINE
(586-286-9320)**

This pamphlet is prepared to help applicants applying for Building Permits with the answer to building code questions.

Clinton Twp. Building Code is the State of Michigan Building Code 2003 used by all of the municipalities in Michigan.

Building, electrical, plumbing and mechanical permits must be obtained from the Charter Township of Clinton Building Department before starting any construction work.

**ALL REQUESTS FOR BUILDING
PERMITS REQUIRE THE FOLLOWING
ITEMS.**

2 COPIES OF:

- a. Mortgage survey-showing location of proposed construction in relationship to the property lines and main dwelling.
Showing all easements of property and property line dimensions.
- b. Typical wall section view identifying material used in the assembly.

ACCESSORY BUILDING LIMITATIONS:

1. Attached garages must meet the same yard setbacks as the main dwelling.
2. Detached garages and sheds, if less than 10 feet from the main dwelling, shall be rated for fire. However, no accessory structure may be located within an easement.
3. Accessory structures may not be located in any required yard except the rear yard.
4. The maximum height of an accessory structure is one story or 14 feet. 'Height' is determined as $\frac{1}{2}$ the distance between the eave and the ridge.
5. Detached accessory buildings shall not exceed the largest computation of the following:
 - A) 650 square feet
 - B) $\frac{1}{2}$ the floor area of the principal dwelling.
 - C) 2 % of the total square footage of the lot or parcel.
 - D) Maximum coverage required or non-required rear yard shall not exceed 25%.
6. Each dwelling shall be limited to two detached accessory buildings and their total size shall not exceed the area limitations outlined in item 5 (above) with a maximum limitation of 2500 square feet.
7. Allow 7 days to 2 weeks (working days) for permit processing.

BUILDING CODE REQUIREMENTS:

1. Detached garages & sheds, up to 400 sq. ft., must be erected on a minimum 4" x 24" ratwall, any larger detached garage requires a 12" x 42" foundation.
2. Anchor bolts, a minimum of $\frac{1}{2}$ " diameter, must be embedded into concrete at least 7" and in grouted masonry 15". Bolts shall be installed within 12" of ends and no more than 6 feet on center. Anchor straps shall be no more than 3.5 feet on center.
3. Bottom wall plates shall be treated lumber. Top plates shall be doubled. Corner posts shall be built-up of 3 studs.
4. Wall and roof framing shall be at 16" on center. When pre-engineered roof trusses are used, 24" on center is allowed.

5. Wind bracing is required at all corners.
6. Roof sheathing shall be a minimum of 7/16" exterior grade. Plywood clips are required for 24" on center.
7. Service doors shall be required for all garages.
8. Attached garages require a ½ hour firewall separation from the residence and its attic with ½" drywall applied to the garage side. Adjoining doors shall be solid core 1 3/8" thick or metal clad.
9. Attached garages require weather-resistive sheathing paper.

HEADERS OVER DOORS:

SIZE	NON BEARING	BEARING
8 ft.	2-2" x 6"	2-2" x 8"
9 ft.	2-2" x 8"	2-2" x 10"
16 ft.	2-2" x 12"	3-2" x 12"

**ALL SPANS ARE BASED
UPON HEM FIR NO. 2**

JOIST AND RAFTER SPANS:

FLOOR JOISTS

2" x 8" @ 16" on center

2" x 10" @ 16" on center

2" x 12" @ 16" on center

CLEAR SPANS

Up to 12 feet

Up to 15 feet 2 inches

Up to 17 feet 7 inches

CEILING JOISTS:

2" x 4" @ 16" on center

2" x 6" @ 16" on center

2" x 8" @ 16" on center

Up to 8 feet

Up to 12 feet 8 inches

Up to 16 feet

ROOF RAFTERS

2" x 6" @ 16" on center

2" x 8" @ 16" on center

2" x 10" @ 16" on center

Up to 13 feet 2 inches

Up to 16 feet 8 inches

Up to 20 feet 4 inches

BUILDING PERMITS ARE REQUIRED BEFORE BUILDING THE FOLLOWING:

Satellite Dish	Sheds (over 32 sq. ft.)
Garages	Windows & Doors **
Garage Floor Replacements	(** if size changes)
Additions	Approaches
Sidewalks (Public)	Pools
Fences	Porches
Decks	Patios
Ground Base Antenna	Strip & Re-roof

Other permits may be required for projects not listed

FENCING REQUIREMENTS:

1. Fencing is allowed in all yard areas except the front yard and may not be placed closer to the street than the front building line.
2. The maximum height of a privacy fence is 6 feet.
3. The max. height of a chain link fence is 4 1/2 feet.
4. Fences may be located upon an easement.
5. Barbed wire and electrically charged fences are prohibited.
6. Obscuring fence shall be 10 feet from right-of-way on corner lots.

SWIMMING POOLS: **INFORMATION REQUIRED**

1. Two (2) plot plans showing location of pool in relationship to the property lines and main dwelling. Showing all easements of property and property line dimensions.
2. Pool dimensions, depth and volume of gallons.
3. Copy of filter system with type and size filtration and backwash capabilities.
4. Mechanical and structural data of pool construction. For in-ground & above ground pools.
5. Location of all overhead utility lines shall not be closer than 10 feet of the pools' edge.
6. All pools shall be wired to electrical code.
7. All pools shall meet AG106 Entrapment Protection.

POOL LOCATION

1. No pool shall be located in an easement.
2. No pool shall be located less than 25 feet from any front building line.
3. No pool shall be located less than 10 feet from any side street or alley right-of-way.
4. No pool shall be closer than 4 feet to any building located on the same lot, or 6 feet from any side or rear property line to waters' edge.

POOL ENCLOSURES

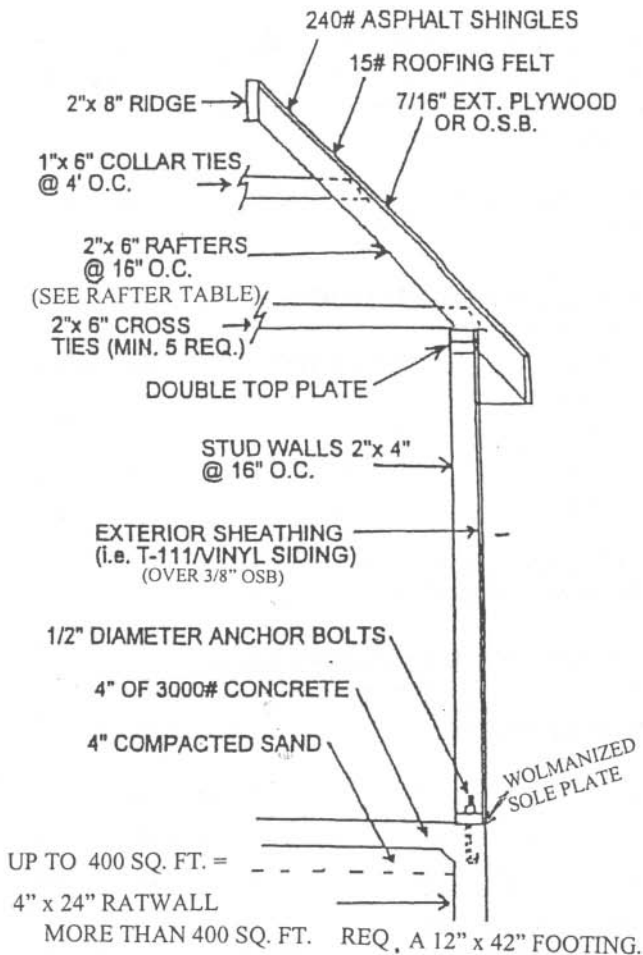
1. All pools 24" in depth shall have an enclosure at least 4 feet above the ground, with self-closing and self-latching gates.
2. Where a wall of a dwelling serves as part of a pool enclosure, all doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and it's screen, if present, are opened.

PERMITS

1. All attached garages require electrical permits.
2. All pools require electrical and plumbing permits (mechanical permits – if applicable.)
3. Pool enclosure requirement (fences) need permits.
4. Reroofing permits are required when stripping is performed. Maximum of 2 layers of roofing.

TYPICAL WALL SECTIONS

(DETACHED ACCESSORY STRUCTURES)



ATTACHED GARAGES

(ALSO DETACHED SUPPORTING MASONRY)

